

# Targeted Neighborhood Commercial Areas Streetscape Project

## Concept Development

Prepared for:  
City of Durham  
Office of Economic and Workforce Development and  
Public Works Department  
Streetscape Advisory Committee  
Targeted Commercial Area Neighborhoods

Prepared by:  
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Raleigh, North Carolina



January 2009

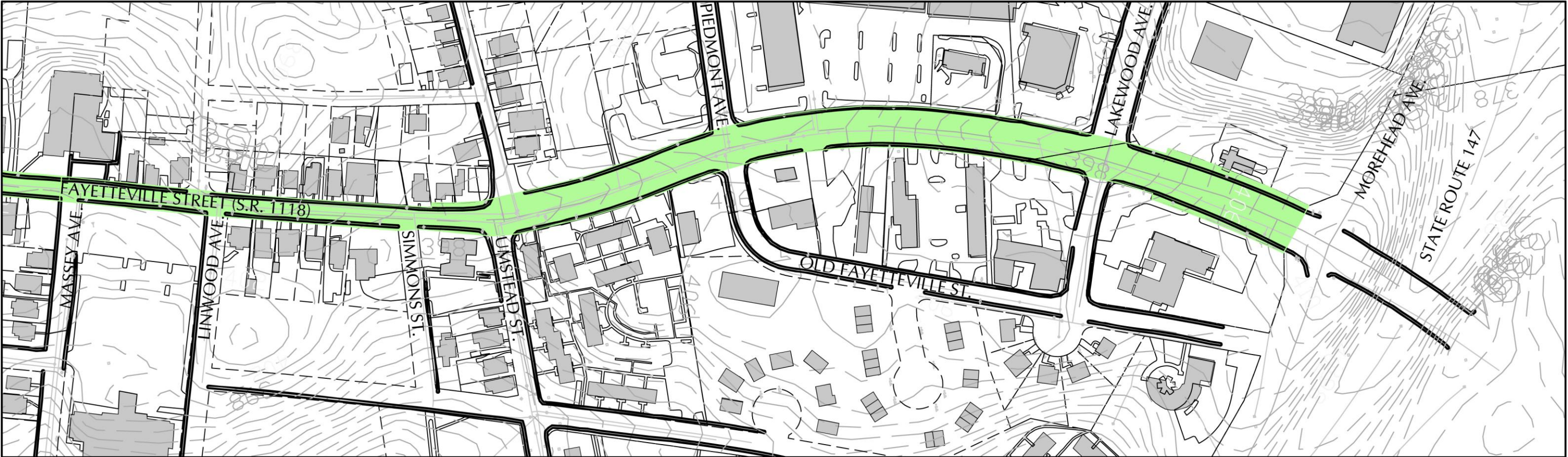
# **Fayetteville Street Corridor**



# Targeted Neighborhood Commercial Areas Streetscape Project

## Project Area Map

Concept Development

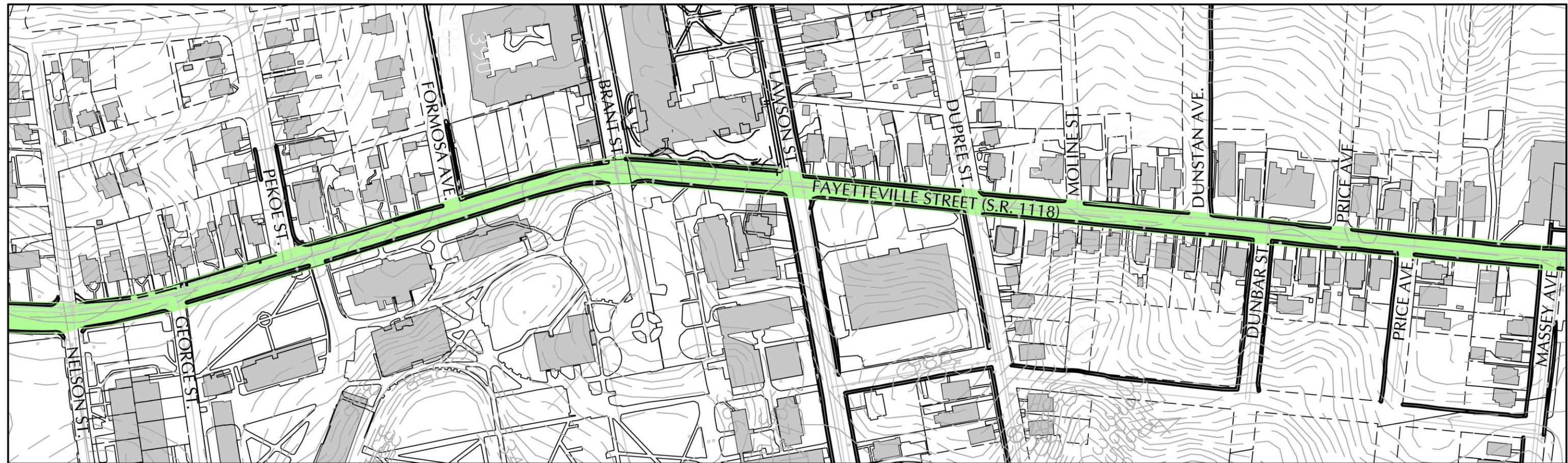




# Targeted Neighborhood Commercial Areas Streetscape Project

## Concept Development

### Project Area Map





# Targeted Neighborhood Commercial Areas Streetscape Project

## Project Area Map

Concept Development

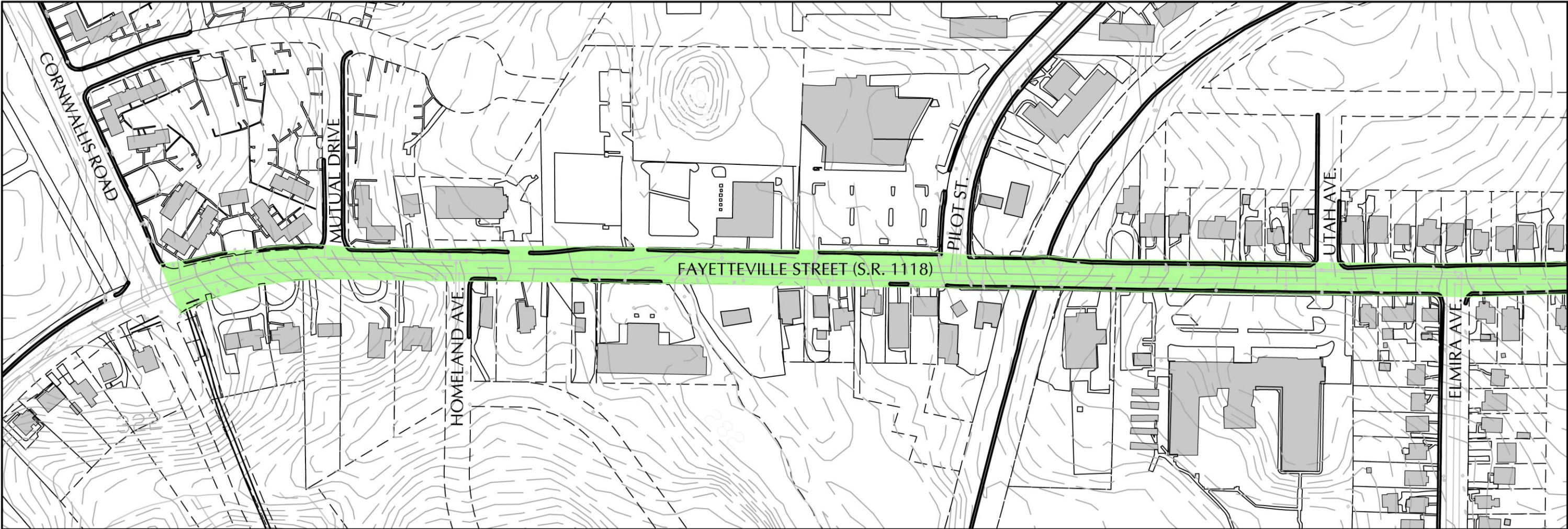




# Targeted Neighborhood Commercial Areas Streetscape Project

## Concept Development

### Project Area Map





### **Streetscape Project Improvements**

**The concept plans and design illustrations shown on the following pages describe the attractive neighborhood commercial area character that will be created along the Fayetteville Street Corridor as the result of comprehensive streetscape project improvements. Streetscape project improvements will have the following direct benefits for the area:**

- Establish a stronger and more positive district image**
- Retain and attract business investment**
- Support property values**
- Address infrastructure needs**
- Recreate an environment conducive to economic development**
- Enhance the quality of life for the entire community**

## **Streetscape Project Improvements (continued)**

**Comprehensive streetscape improvements include the following:**

- **Sidewalks, crosswalks, and handicap ramps with decorative paving materials and scoring patterns**
- **Historical-style street lights with electrical receptacles for festival light display and underground service**
- **Mast-arm traffic signal poles with pedestrian crossing signals and street signs**
- **Street trees and landscape plantings**



## **Streetscape Project Improvements (continued)**

- **Street furnishings including benches, trash receptacles, and bicycle facilities**
- **Special district identification signage at key locations**
- **Opportunities for public art, civic space, and historic landmark features**
- **Curb-side parking spaces, where existing**

## **Streetscape Project Improvements (continued)**

- **Consolidating of overhead utilities on new high poles located on one side of street and conduits for service connectors**
- **Storm drainage improvements including curbs, gutters, and catch basins**
- **Disposition of voids under sidewalks including basements and vaults**
- **Street resurfacing, pavement markings and traffic signage**



# Targeted Neighborhood Commercial Areas Streetscape Project

## Concept Development

### Concept Plan



**Note:** View along Fayetteville Street looking south from Highway 147

Streetscape project improvements are located in the public street right-of-way. Improvements outside the right-of-way (e.g. sidewalk cafes and parking lots) are not part of the streetscape project. This drawing is conceptual and subject to change. Streetscape elements may be adjusted during final design/engineering stage by city and in response to continued community input.





# Targeted Neighborhood Commercial Areas Streetscape Project

Concept Development

View of Existing Conditions along Fayetteville Street looking south from Highway 147





# Targeted Neighborhood Commercial Areas Streetscape Project

Concept Development

View of Planned Improvements along Fayetteville Street looking south from Highway 147





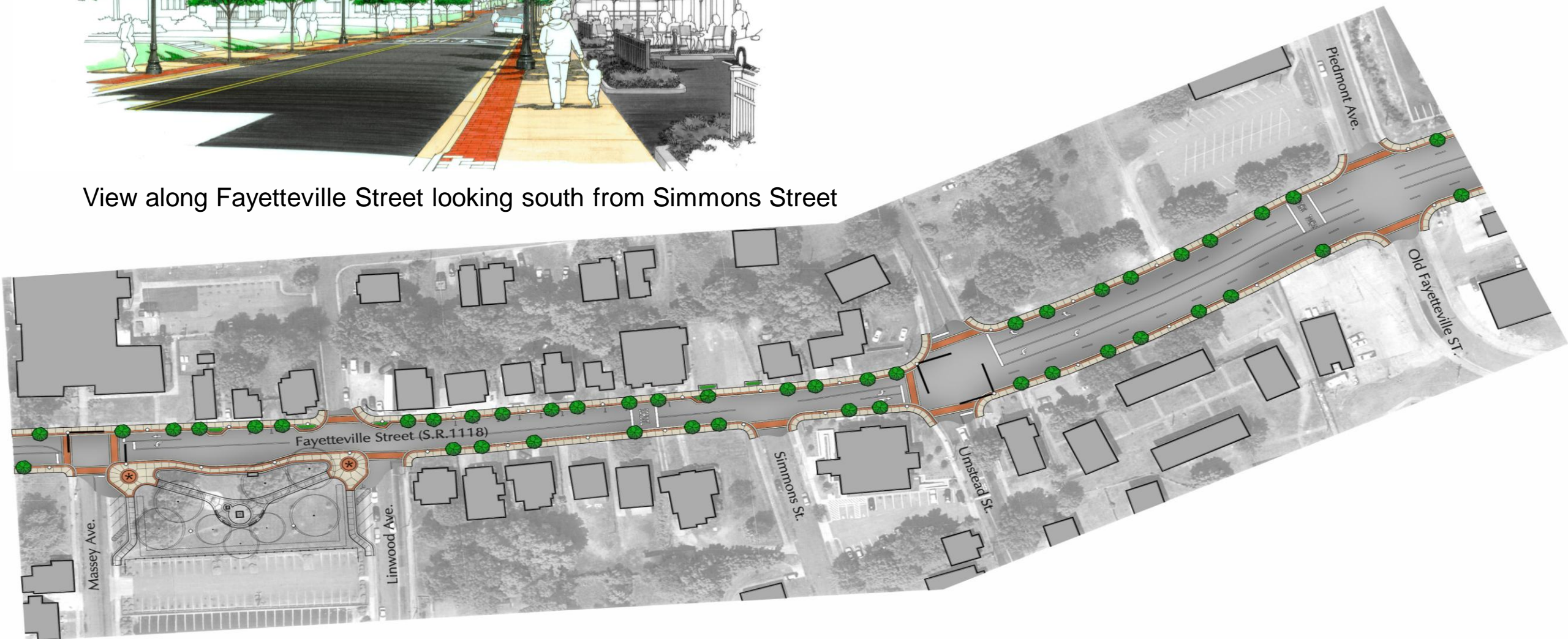
# Targeted Neighborhood Commercial Areas Streetscape Project

Concept Development

Concept Plan



View along Fayetteville Street looking south from Simmons Street



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# Targeted Neighborhood Commercial Areas Streetscape Project

Concept Development

View of Existing Conditions along Fayetteville Street looking south from Simmons Street





# Targeted Neighborhood Commercial Areas Streetscape Project

Concept Development

View of Planned Improvements along Fayetteville Street looking south from Simmons Street

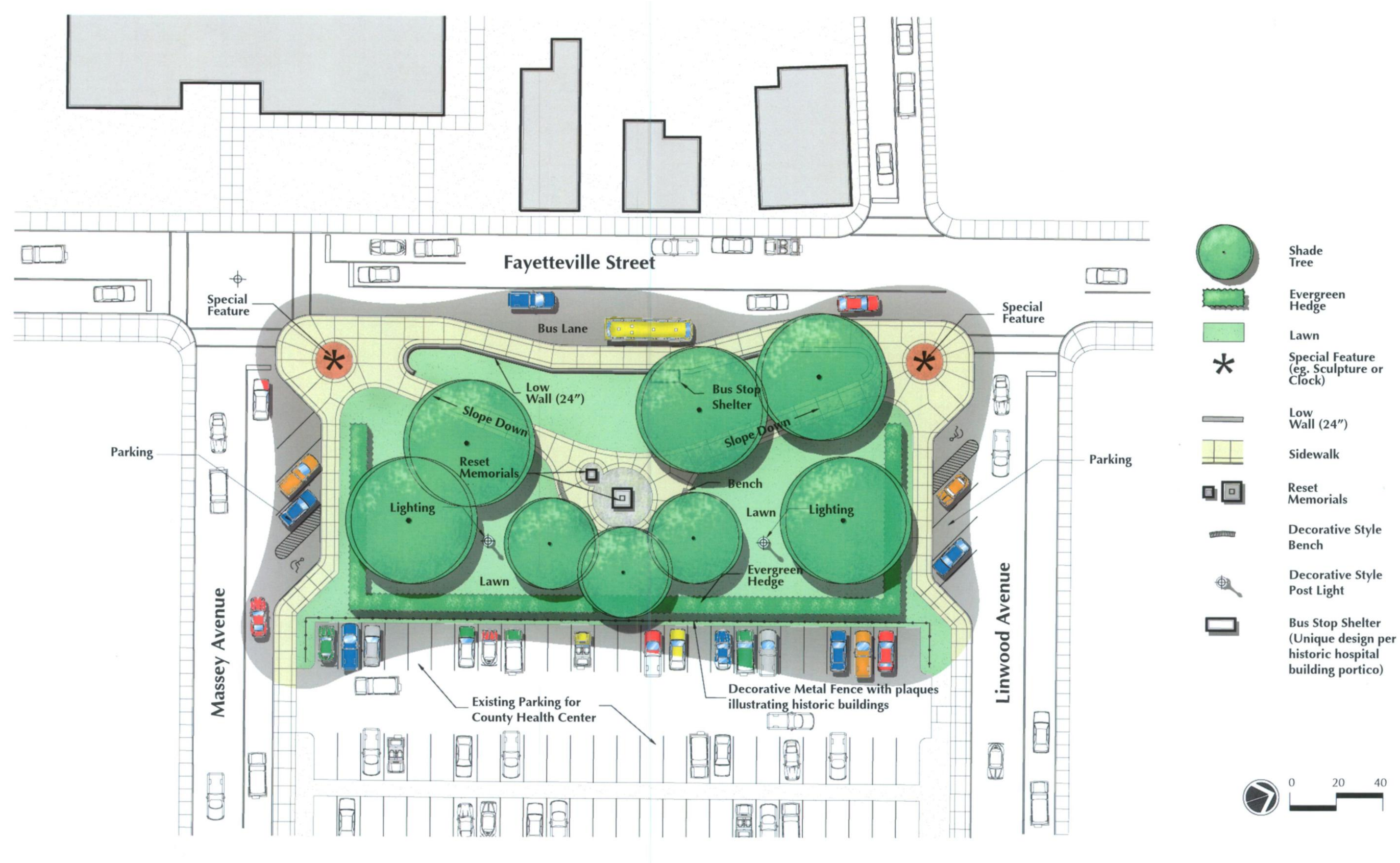




Targeted Neighborhood Commercial Areas Streetscape Project

Concept Development

Lincoln Hospital / Nursing School Memorial





# Targeted Neighborhood Commercial Areas Streetscape Project

Concept Development

Concept Plan



View along Fayetteville Street looking south from Dupree Street

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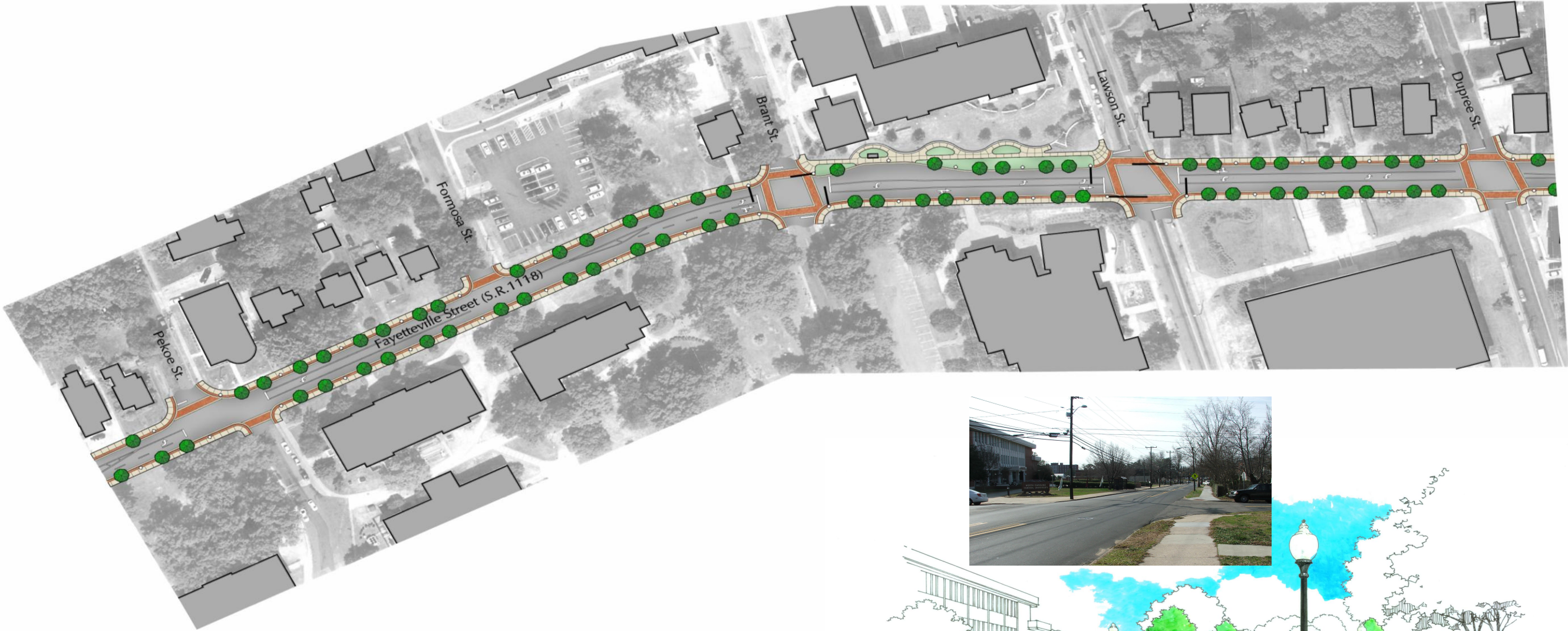




# Targeted Neighborhood Commercial Areas Streetscape Project

## Concept Development

### Concept Plan



**Note:** View along Fayetteville Street looking south from Dupree Street

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# Targeted Neighborhood Commercial Areas Streetscape Project

Concept Development

View of Existing Conditions along Fayetteville Street looking south from Dupree Street





# Targeted Neighborhood Commercial Areas Streetscape Project

Concept Development

View of Planned Improvements along Fayetteville Street looking south from Dupree Street

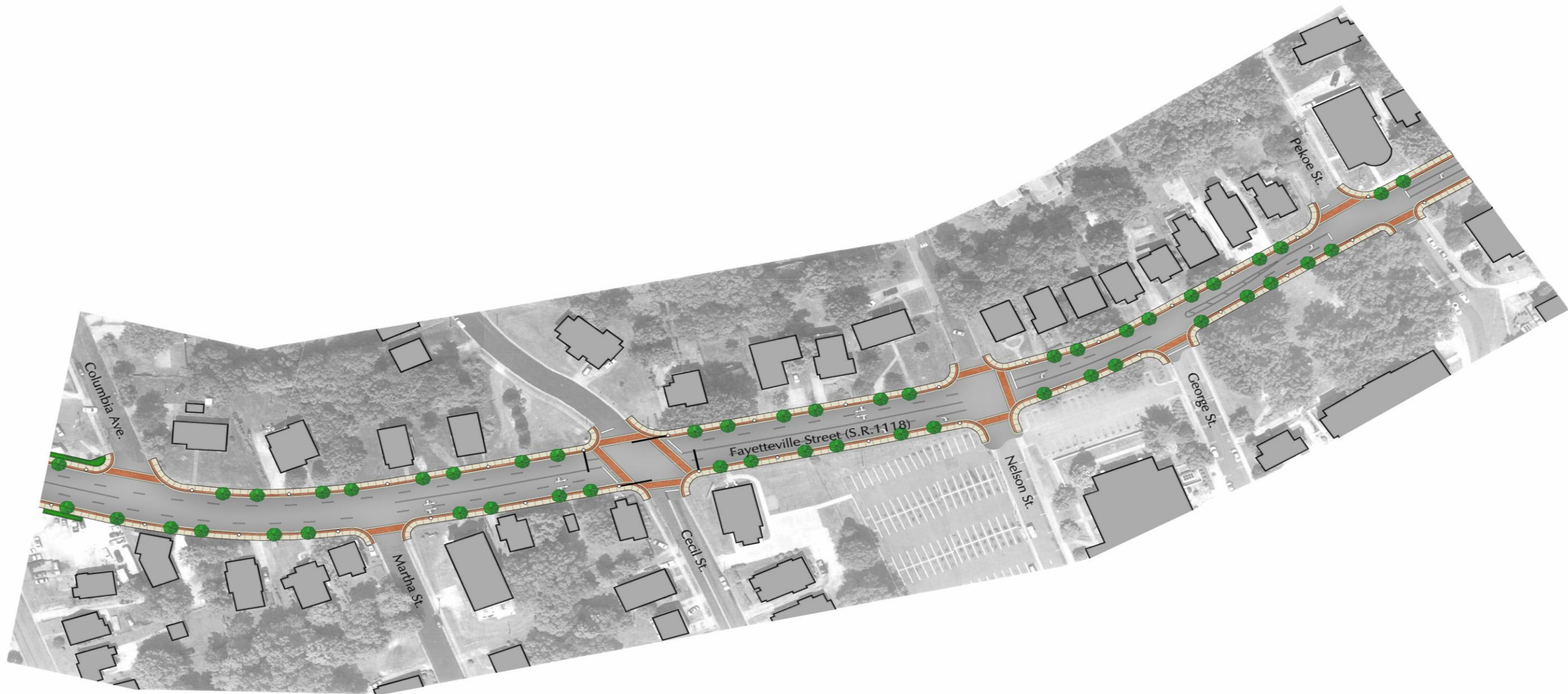




# Targeted Neighborhood Commercial Areas Streetscape Project


Concept Development

Concept Plan



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Prepared for the City of Durham, North Carolina

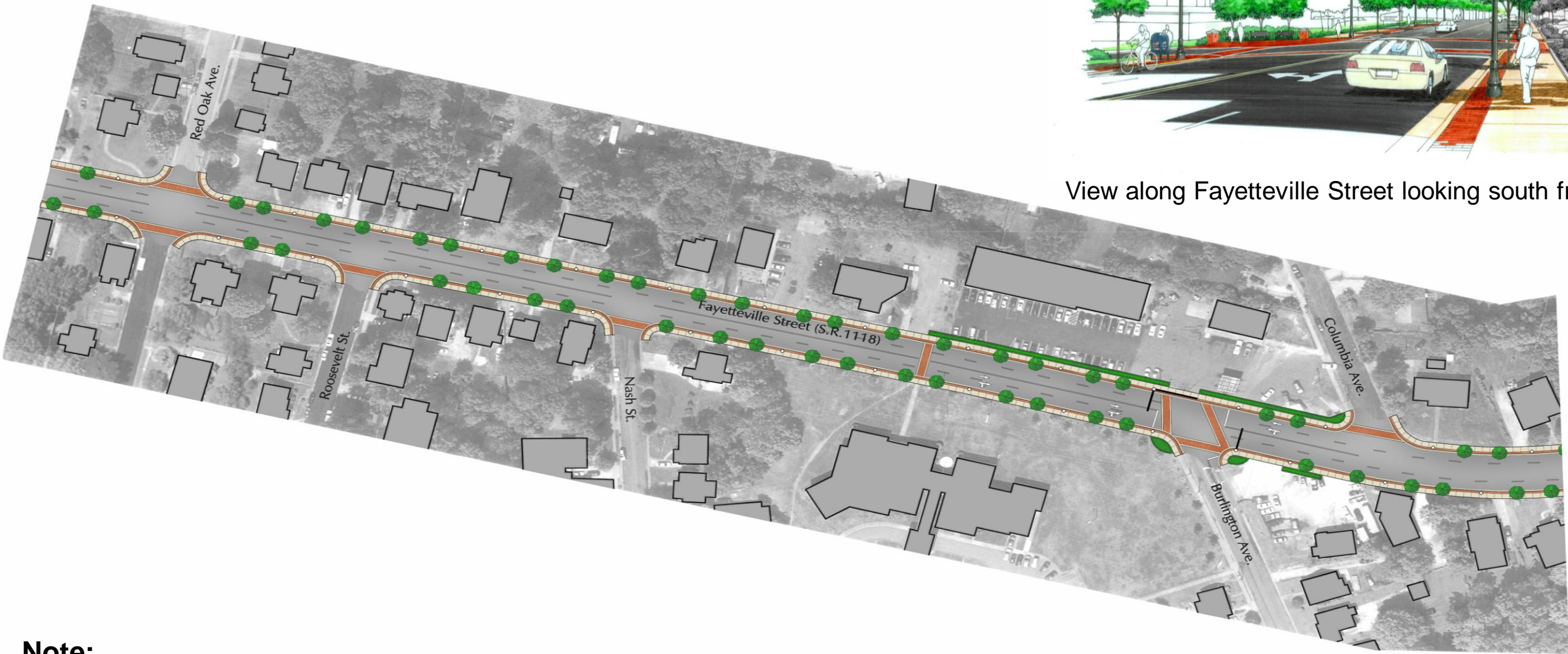
Prepared by E. G. & G. Group, Inc.



# Targeted Neighborhood Commercial Areas Streetscape Project

Concept Development

Concept Plan



View along Fayetteville Street looking south from Burlington Avenue

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# Targeted Neighborhood Commercial Areas Streetscape Project

Concept Development

View of Existing Conditions along Fayetteville Street looking south from Burlington Avenue





# Targeted Neighborhood Commercial Areas Streetscape Project

Concept Development

View of Planned Improvements along Fayetteville Street looking south from Burlington Avenue





# Targeted Neighborhood Commercial Areas Streetscape Project

Concept Development

Concept Plan



**Note:**

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# Targeted Neighborhood Commercial Areas Streetscape Project

## Concept Development

### Concept Plan



**Note:** View along Fayetteville Street looking north to Pilot Street

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# Targeted Neighborhood Commercial Areas Streetscape Project

Concept Development

View of Existing Conditions along Fayetteville Street looking north to Pilot Street





# Targeted Neighborhood Commercial Areas Streetscape Project

Concept Development

View of Planned Improvements along Favetteville Street looking north to Pilot Street





# Targeted Neighborhood Commercial Areas Streetscape Project

Concept Development

## Features and Furnishings





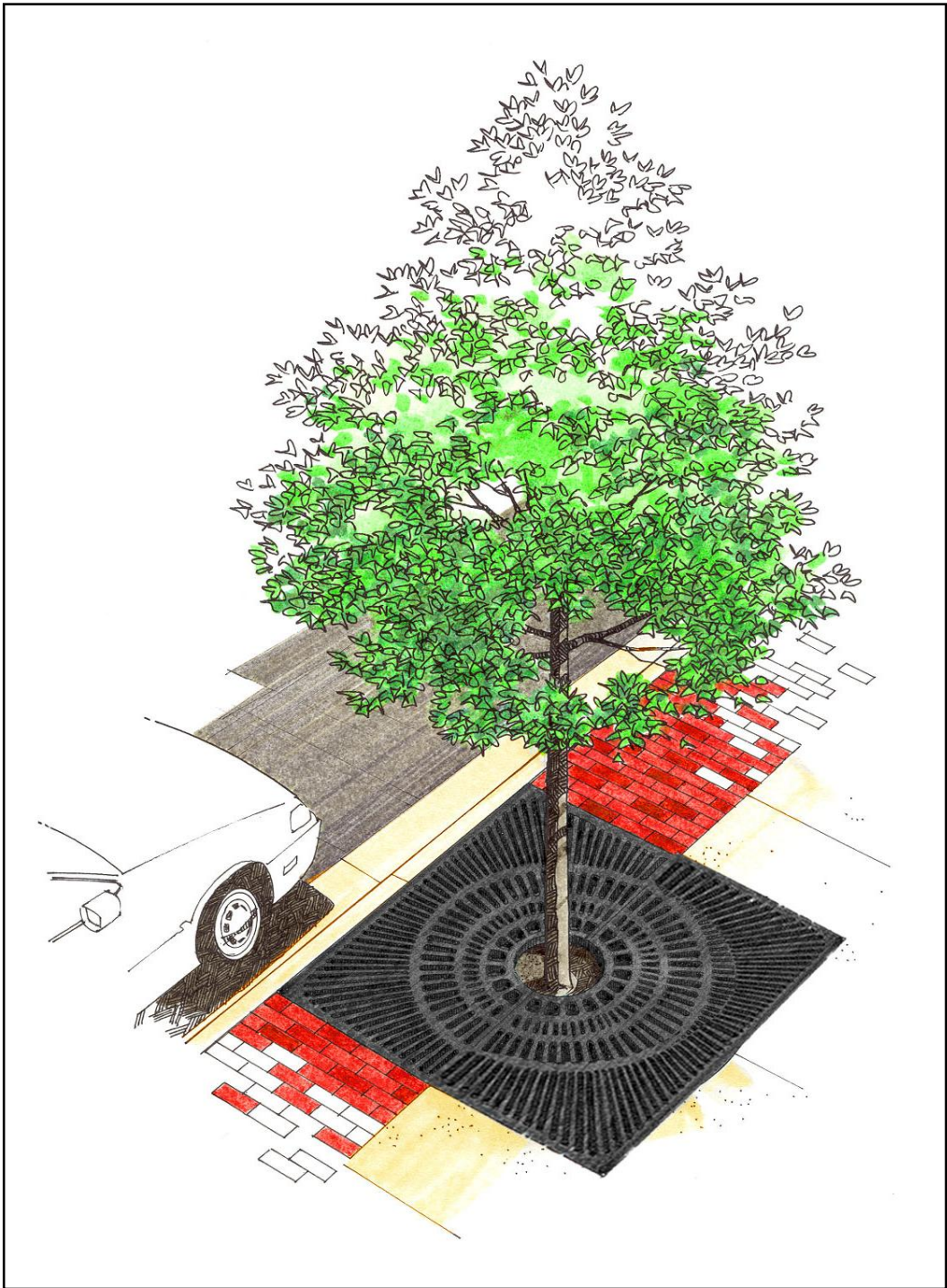
Features and Furnishings



Mast – Arm Traffic Signals



Features and Furnishings



Street Trees and Decorative Metal Grates



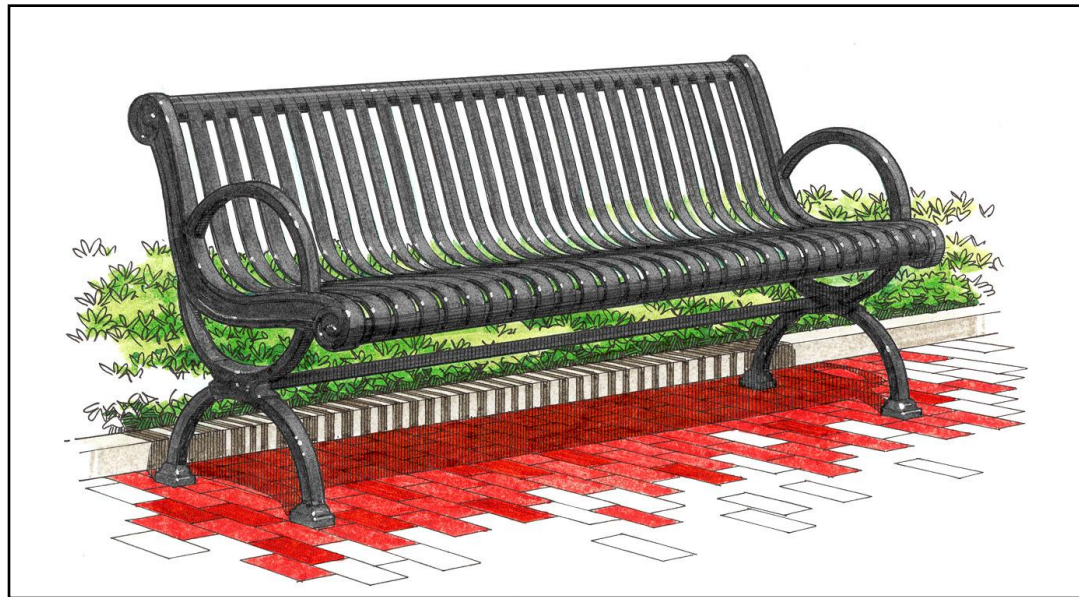
Landscaped Parking Lot Set-Backs



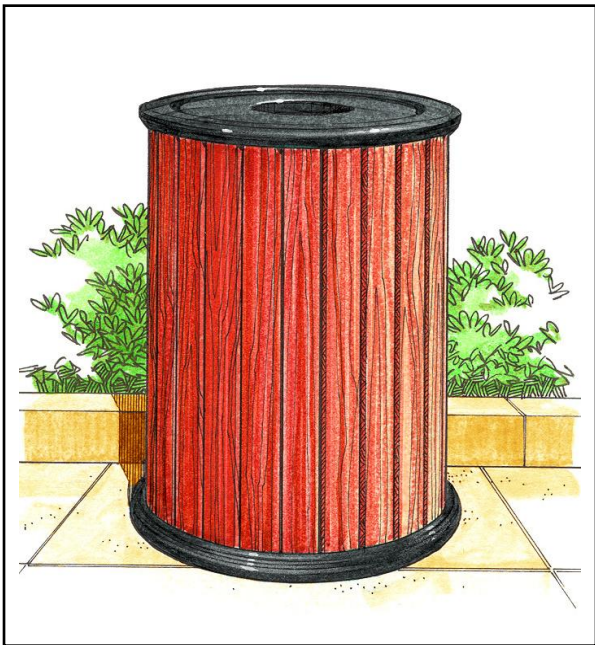
# Targeted Neighborhood Commercial Areas Streetscape Project

Concept Development

Features and Furnishings



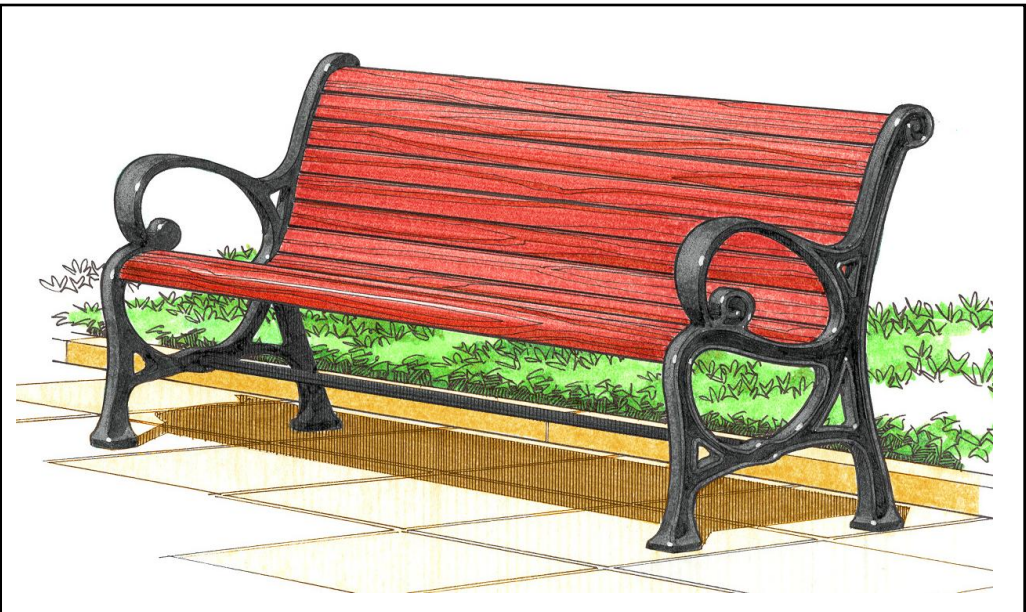
Decorative Metal Benches



Trash Receptacles of Recycled Materials



Decorative Metal Trash Receptacles



Decorative Benches of Recycled Materials



## **Key Principles for Planning and Design**

### **Key Principles for Planning and Design**

- **Streetscape Project Improvements are Located within the Existing Public Street Right-of-Way.**
- **Improvements Outside the Public Street Right-of-Way are not part of the Streetscape Project (e.g. Sidewalk Cafés and Parking Lots).**
- **Property Owners' Decision Required for Streetscape Project Improvements to be located on Private Property.**
- **Plans and Drawings shown here are Conceptual. Streetscape Elements may be adjusted during Final Design/Engineering Stage of the Project by City and in Response to Continued Community Input.**



Preliminary Opinion of Total Probable Cost for All Areas

Total Probable Cost

• Fayetteville Street Corridor	10,900 L.F.	\$33,288,500
• Angier-Driver Intersection	2,680 L.F.	\$6,566,000
• North Mangum-Corporation Intersection	2,390 L.F.	\$5,855,500
• East Main Street Corridor	2,290 L.F.	\$4,992,200
• West Chapel Hill Street Corridor	1,780 L.F.	\$4,610,200
Totals	20,040 L.F.	\$55,312,400

**Note:**  
Total probable cost includes construction, construction contingency, utility modifications / service connections, and professional services (i.e., topographic survey, geotechnical investigation, environmental clearance, preliminary and final design / engineering drawings, bidding, full-time field representation, and construction administration).



## **Key Principles for Implementation**

### **Key Principles for Implementation**

- **Phasing of Streetscape Projects to Accommodate Budget Constraints**
- **Initial Phase 1 Streetscape Project in Each Neighborhood (5 areas)**
- **Target Phase 1 Construction Start by year 2010**



Overview of Probable Project Schedule

Overview of Probable Project Schedule

- |  |                            |
|--|----------------------------|
| • Development of Concepts and Design Plan with Neighborhood Meetings | March 2008 – February 2009 |
| • Neighborhood Meetings (3 <sup>rd</sup> Cycle)                      | January – February 2009    |
| • Workshop Presentation to City Council                              | March 2009                 |
| • CIP Process  | February – May 2009        |
| • Council Budget Adoption  | June 2009                  |



Overview of Probable Project Schedule (continued)

Overview of Probable Project Schedule (continued)

- |  |                       |
|--|-----------------------|
| • Design / Engineering for Phase 1 Projects<br>(Preliminary and Final) | July 2009 – June 2010 |
| • Bidding of Construction Work   | July – August 2010    |
| • Construction Start   | September 2010        |
| • Construction Completion  | October 2011          |